

Minutes of the
Bountiful City Council Meeting
City Council Chambers
July 27, 2010 - 7:00 p.m.

Present	Mayor	Joe L. Johnson
	Council Members	Beth Holbrook, John Marc Knight, R. Fred Moss, Scott Myers, and Thomas Tolman
	City Manager	Tom Hardy
	Assistant City Engineer	Lloyd Cheney
	City Attorney	Russell Mahan
	Planning Director	Aric Jensen
	City Treasurer	Mark McRae
	Department Reps.	Gary Blowers, Streets
		Tom Ross, Police
		Jerry Wilson, Parks
	Recording Secretary	Ellen Call

Official Notice of this meeting had been given by posting a written notice of same and an Agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune and on the Utah Public Notice website.

Mayor Johnson called the meeting to order at 7:10 p.m., following a meeting of the Bountiful Redevelopment Agency. Councilman Tolman led the pledge of allegiance to the flag, and the prayer/thought was given by Councilman Myers.

APPROVAL OF MINUTES

Minutes of the City Council meeting held July 13, 2010 were presented and Councilman Knight motioned for approval. Councilwoman Holbrook seconded the motion and Councilpersons Holbrook, Knight, Moss, Myers, and Tolman voted "aye".

EXPENDITURES AND EXPENSES APPROVED

Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000 with total expenditures for the following periods: July 2-7, 2010 (\$1,243,451.16) and July 8-14, 2010 (\$373,521.88). Councilman Knight noted the equipment expenditures for the motorcycles which were recently acquired by the Police Department, and asked if the Council would have an opportunity to see them displayed. Chief Ross said a review would be arranged prior to the next Council meeting on August 10, 2010. Councilman Tolman made a motion to approve the expenditures as reported, seconded by Councilwoman Holbrook, and Councilpersons Holbrook, Knight, Moss, Myers, and Tolman voted "aye".

YOUTH COUNCIL REPORT

Councilman Knight introduced Kelsey Schwab, YCC Bountiful High Rep, and Maddie

1 Fowers, YCC Handcart Days Chairman, who reported on Youth Council activities. The Youth
2 Council had a team participate in the Relay For Life, they had an entry in the annual Handcart
3 Days Parade and helped with the chuck wagon breakfast on the 24th. They also walked in both
4 the Centerville and West Bountiful parades on July 3. They will be volunteering their services
5 for Summerfest activities which will take place August 4-7, and will continue to assist with the
6 Concerts in the Park.

7
8 **EXPENDITURES APPROVED FOR STREET/SANITATION DEPARTMENT**

9 **Two Ten-Wheel Dump Trucks with Plow and Salter.** Mr. Blowers requested the
10 purchase of two 2011 International dump trucks from Rush Truck Centers, who are on the State
11 contract, for \$219,180. He also requested an upgrade in diagnostic software for \$1,400 and two
12 15-foot dump body plow, salter, and hydraulics for \$134,170, bringing the total for the complete
13 package to \$354,750. This total is less than the budgeted amount of \$388,000. Councilman
14 Moss motioned to approve the purchase as described, seconded by Councilman Knight, and
15 Councilpersons Holbrook, Knight, Moss, Myers, and Tolman voted "aye".

16
17 **Pickup Truck.** Bids were received for a half-ton pickup truck, and staff recommends
18 accepting the low bid from Willey Ford for \$22,540, which is less than the budgeted amount of
19 \$25,000. Councilman Moss made a motion to approve the purchase, seconded by
20 Councilwoman Holbrook, and Councilpersons Holbrook, Knight, Moss, Myers, and Tolman
21 voted "aye".

22
23 **Garbage Truck Body.** Bids were solicited for a truck body to put on the automated
24 garbage truck which was recently purchased. A. G. Truck submitted the low bid for a Heil at
25 \$101,284. Councilman Moss made a motion to approve the purchase, seconded by Councilman
26 Myers, and Councilpersons Holbrook, Knight, Moss, Myers, and Tolman voted "aye".

27
28 **One-Ton Truck.** Mr. Blowers requested approval to purchase a one-ton truck for the
29 Storm Water Department from low bidder Ken Garff for \$29,923.52, which price includes a
30 \$6,000 fiberglass service body from A. G. Truck. Budgeted amount was \$35,000. Councilman
31 Moss motioned to approve the purchase, seconded by Councilman Tolman, and Councilpersons
32 Holbrook, Knight, Moss, Myers, and Tolman voted "aye".

33
34 **Compactor for Landfill.** Mr. Blowers reported that he has worked closely with sales
35 reps from compactor suppliers to make sure that the City was getting the best equipment for the
36 landfill. Three bids were received, and the staff recommendation is that the City purchase the Al-
37 Jon Advantage 500 landfill compactor at \$510,046. The second lowest bid was preferred as
38 several key components of the equipment more closely matched the specifications that were
39 requested in the bid request, and it still comes in under the budgeted amount of \$570,000.
40 Councilman Moss made a motion to approve the purchase, seconded by Councilman Myers, and
41 Councilpersons Holbrook, Knight, Moss, Myers, and Tolman voted "aye".

42
43 For the benefit of the public in attendance, Mayor Johnson explained that though it
44 appears these large purchases were approved hastily and with little discussion or thought, each

1 item actually received careful study and consideration by the Council and staff during the budget
2 preparation process.

3
4 **PURCHASE OF REPLACEMENT MOWER**
5 **APPROVED FOR PARKS DEPARTMENT**

6 Jerry Wilson reported that the engine on the Parks Department's 11-year-old mower had
7 gone out, and rather than trying to repair the old equipment, he is asking for approval to purchase
8 a replacement. Although a new mower was not included in this year's budget, Mr. Wilson said
9 he could make up the cost from his maintenance and equipment budgets. Three quotes were
10 received, and staff recommends accepting the low bid for a Hustler mower for \$9,946.87.
11 Councilman Knight motioned to approve the purchase of a replacement mower, Councilman
12 Myers seconded the motion and Councilpersons Holbrook, Knight, Moss, Myers, and Tolman
13 voted "aye".

14
15 **EASEMENT GRANTED TO ROCKY MOUNTAIN POWER**
16 **TO EXTEND POWER LINE TO POLICE GUN RANGE**

17 Police Chief Ross asked for approval to grant a utility easement to Rocky Mountain
18 Power to run power to the police shooting range located at the landfill. The extension of the
19 underground power line will allow the Police Department to install lighting and security cameras
20 at the range. The cost of this addition will be paid for by the \$25,000 grant received from
21 Homeland Security.

22
23 Mr. Mahan provided a copy of the Easement Agreement, indicating a few minor word
24 changes which he recommended. Councilwoman Holbrook made a motion to approve granting
25 the easement to Rocky Mountain Power with the recommended changes to the Easement
26 Agreement, seconded by Councilman Myers. Councilpersons Holbrook, Knight, Moss, Myers,
27 and Tolman voted "aye".

28
29 **PROPOSAL TO CHANGE ZONING AT 757 WEST 3200 SOUTH TABLED**

30 Aric Jensen reported that Bart Malan has requested a rezone of the property located at
31 757 West 3200 South from Single Family Residential (R-4) to General Commercial (C-G). The
32 property is surrounded by non-residential uses, with an L.D.S. chapel on the south, a small
33 commercial center to the west, a parking lot to the north, and a church driveway to the east. Mr.
34 Jensen described the other surrounding properties.

35
36 The Planning Commission has studied the request and suggested that the property owner
37 to the north be approached to rezone his property also, and the driveway to the church parking lot
38 should be the limit line to commercial development so there would be no further encroachment
39 into the residential area.

40
41 Mr. Mahan reported that he had received a call from a daughter of the property owner (as
42 well as one from a friend), expressing concern that her elderly mother may not want the property
43 rezoned. Mr. Mahan recommended that no action be taken by the Council at this time until staff
44 studies the issue further and the owner is in agreement with the rezone request.

1 Mayor Johnson opened the public hearing at 7:53 p.m. and invited comments. Bart
2 Malan, applicant and resident at the home, as well as agent for the Brunson family, said that the
3 home had sat vacant for two years and that he had remodeled it and has attempted for three years
4 to sell, but has not been successful. He explained that the home is only about 900 sq. ft. in size
5 and sits next to a business, and is in a noisy area. He said that the owner had just signed an
6 agreement today for the rezone. The public hearing was closed at 7:55 p.m.
7

8 After a brief discussion concerning possible uses for the property, Councilman Myers
9 made a motion to table the issue for further study and confirmation of the owner's desires.
10 Councilman Moss seconded the motion and Councilpersons Holbrook, Knight, Moss, Myers, and
11 Tolman voted "aye".
12

13 **PRELIMINARY AND FINAL SITE PLAN AND PUD PLAT APPROVED**
14 **FOR BOUNTIFUL LUMBER DEVELOPMENT AT 190 SOUTH MAIN**

15 Aric Jensen described the proposed redevelopment of the former Bountiful Lumber
16 property, which consists of three pads on the subject property. The existing building will be
17 remodeled for the headquarters office of the sole occupants, Deseret Health Group. The second
18 unit will be an in-fill building with 1500 sq. ft. on each of three floors, with retail on the street
19 level and residential units on the two upper floors. The third building on the west (replacing the
20 existing sheds) will be ten units of multi-family residences, which eventually would be sold as
21 condominiums. Storm water from the site will drain through the Hepworth property, then flow
22 into the new storm drain system on 100 West. On-site parking is limited and does not meet the
23 standard parking requirements.
24

25 The Planning Commission has studied the plan and determined that parking can be shared
26 with retail customers and residents. There is some on-street parking, and additional off-site
27 parking is available less than a block away by Stoker School. The Planning Commission sends a
28 favorable recommendation for the preliminary and final site plan approval of the PUD. Brian
29 Knowlton, developer, and two representatives from the Deseret Health Group (DHG) were in
30 attendance to answer questions. DHG assured the Council that parking would be more than
31 adequate for their needs, as their employees will spend little time at the office. Mr. Knowlton
32 said he has thoroughly studied the parking needs issue and feels that parking is sufficient.
33

34 The Council discussed the parking issue at length, including the need to set strict
35 guidelines for the tenants and employees. Councilman Moss voiced his concern with the
36 inadequate parking. He said that it may well service the needs right now, but should any other
37 business move into the office space at some future date, the parking may not meet their needs and
38 would definitely be an issue. Aric Jensen pointed out that the City's parking schedule is a
39 suburban, rather than an urban plan, and consideration should be given for the more crowded
40 downtown conditions. Also, inasmuch as the residential units are small, there is probably no
41 need for a two-stall-per-unit parking allowance.
42

43 Councilwoman Holbrook made a motion to approve the preliminary and final site plan
44 and the preliminary and final PUD plat for the Bountiful Lumber mixed-use development at 190

1 South Main with the conditions as listed by staff. Councilman Tolman seconded the motion and
2 it passed by majority vote, with Councilpersons Holbrook, Knight, Myers, and Tolman voting
3 “aye”. Councilman Moss voted “nay.”
4

5 **COUNCIL COMMITTEE REPORTS**

6 Mayor Johnson thanked all those who were involved in Handcart Days, and
7 acknowledged the participation by staff. Councilwoman Holbrook reminded those present of
8 Summerfest next week, and the concert in the park on Friday, July 30. Councilman Tolman
9 thanked those who participated in the historic tours during Handcart Days.
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11 Meeting adjourned at 8:34 p.m. on a motion by Councilman Knight, seconded by
12 Councilwoman Holbrook. Councilpersons Holbrook, Knight, Moss, Myers, and Tolman voted
13 “aye”.
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19 JOE L. JOHNSON, Mayor
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23 KIM J. COLEMAN, City Recorder
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